



Strategic
Opportunity
REIT

FOR IMMEDIATE RELEASE

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**KBS Strategic Opportunity REIT Signs 48,953 Sq. Ft.
in Leases at Houston Office Complex**

***Leases at West Loop I & II include 29,704-square foot deal
with Synergy Healthcare***

BELLAIRE, Texas (April 15, 2014) – [KBS Strategic Opportunity REIT](#), a public non-traded real estate investment trust based in Newport Beach, Calif., announces 48,953 square-feet of lease renewals signed at its [West Loop I & II](#), a 313,873-square-foot office complex located in Houston's Bellaire submarket, just south of the Houston Galleria.

Synergy Healthcare signed a 29,704-square-foot lease renewal at West Loop I & II, while BBC U.S.A. Chartering signed a 16,751-square-foot renewal and Contemporary Medicine signed two renewals totaling 2,498 square-feet there. John Spafford and Allie Hubbard of PMRG represented KBS Strategic Opportunity REIT in the Synergy transaction and Brandon Clarke and Collin Grimes of CB Richard Ellis represented Synergy Healthcare. David Baker and Kelli Crutchfield of Transwestern represented KBS Strategic Opportunity REIT in the BBC renewal, and Joshua Brown of Jackson Cooksey represented BBC U.S.A. Chartering.

West Loop I & II is located just 2 miles south of the Galleria and 3 miles west of Houston's Central Business District in Houston's Bellaire submarket. The 5.6-acre property includes two buildings and a parking garage.

"We believe West Loop I & II is a property that benefits from a great in-fill location," said David Moore, KBS Capital Advisors managing director. "Along with being near quality residential communities such as Bellaire and West University, this submarket also is a commuter-friendly alternative to the Galleria submarket, which is just five minutes north of West Loop I & II."

(more)

KBS Strategic Opportunity REIT also owns the newly renovated [1800 West Loop South](#) at San Filipe, a 400,101 SF office building. KBS-affiliated companies own two other properties in Houston: [Clay Crossing](#), a 222,750-square-foot office/warehouse complex and [Ten West Corporate Center](#), a 199,001-square-foot office building in Houston

About KBS

KBS Capital Advisors is KBS Strategic Opportunity REIT's external adviser and is an affiliate of KBS Realty Advisors, a private equity real estate company and SEC-registered investment adviser founded in 1992. Since its inception, KBS-affiliated companies have completed transactional activity of approximately \$30 billion via 14 separate accounts, six commingled funds, five sovereign wealth funds and five non-traded REITs. For information, visit www.kbscapital.com.

This release may contain forward-looking statements within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended, including KBS Strategic Opportunity REIT's ability to invest in and manage a diverse portfolio, the performance of West Loop I & II and the performance of the Bellaire, Texas real estate market. These statements are subject to known and unknown risks, uncertainties and other factors which may cause KBS Strategic Opportunity REIT's and/or West Loop I & II's actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements.

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